

Doc No 5117
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MEMORANDUM

OCTOBER 26, 1988

ReSubmitted 11/10/88

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR
HARBOR PLANNING AND DEVELOPMENT
DAVID J. ARMANETTI, SPECIAL ASSISTANT
NEIGHBORHOOD PLANNING AND ZONING

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT #R-55)
DISPOSITION PARCEL R-96 (136-142 HIGH STREET)
FINAL DESIGNATION OF REDEVELOPER

SUMMARY: Memorandum requesting the granting of Final Designation as Redeveloper to the 136-142 High Street Trust on Boston Redevelopment Authority Parcel R-96 (136-142 High Street, Charlestown) for the purpose of rehabilitating twelve housing units, eight of which will be affordable and one of which will be handicapped accessible.

Disposition Parcel R-96 consists of four attached wood-frame buildings (totalling 11,748 sf), and is located at the corner of High and Walker Streets (136-142 High Street) within the Charlestown Urban Renewal Area (see attached map). The parcel was acquired by the Authority in 1974 from the Real Property Department, after it was taken due to non-payment of taxes, and was formerly occupied as twelve dwelling units. The parcel was previously designated twice (May 1980, and June 1982), but both designations were eventually rescinded, due to poor market conditions and the inability of the respective developers to perform. In the spring of 1987, a Request for Proposals for the parcel was issued and advertised, and four development proposals were received. After four community meetings, the proposal of the Stahley-Cotter Development Corporation was selected and endorsed for approval on January 5, 1988, by the Charlestown Neighborhood Council. After further analysis, staff recommended the 136-142 High Street Trust for Tentative Designation as redeveloper of Parcel R-96, which was granted by the Authority at its February 11, 1988 meeting.

The developer is proposing to rehabilitate the existing structures into twelve two-bedroom housing units, eight of which will be affordable under the Housing Opportunities Program (which will be sold via a lottery), and one of which will be handicapped accessible. The total gross square footage of this project is proposed at 11,748 sf (980 sf/unit), with a total development cost of \$960,000 (\$82/sf). Prices for the affordable units are projected at \$79,500, with the market rate unit sale prices projected at \$120,000.

The 136-142 High Street Trust team has now progressed to a point in the development process where a recommendation for Final Designation as redeveloper is recommended. Pursuant to an approval recommendation by the Authority on May 12, 1988, the developer was granted all the necessary zoning variances for the project, and has secured a building permit (#3561) from the Inspectional Services Department. The project was granted final design approval by the Authority on July 21, 1988. The developer has received a construction financing commitment in the amount of \$980,000 from The First Trade Bank of Boston (see attached letter), and has the full support of the Charlestown Neighborhood Council and abutters.

Consideration for the project's parking, proposed to be provided through a license agreement on the Authority-owned Parcel R-39A (Main and Walker Streets), will be determined at a later date by the Authority's Real Estate Department, and will be submitted to the Board for approval. If granted Final Designation as redeveloper, the developer would begin demolition immediately, and projects a nine month construction period.

As the 136-142 High Street Trust have completed all the requirements set forth in the Tentative Designation Resolution, have secured a building permit and financing commitment, and have been granted final design approval by the Authority, it is recommended that the 136-142 High Street Trust be granted Final Designation as redeveloper of Parcel R-96, under the conditions set forth within the following resolution.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER 136-142 HIGH STREET TRUST
PARCEL R-96 (136-142 HIGH STREET, CHARLESTOWN)
CHARLESTOWN URBAN RENEWAL AREA (MA PROJECT # R-55)

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the 136-142 High Street Trust, has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-96 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the 136-142 High Street Trust be and hereby is finally designated as Redeveloper of Parcel R-96 in the Charlestown Urban Renewal Area.
2. That it is hereby determined that the 136-142 High Street Trust possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted for the development of Parcel R-96 conform in all respects to the Urban Renewal Plan for the Project Area.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-96 to said 136-142 High Street Trust, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers's Statement for Public Disclosure" (Federal Form H-6004).

CHARLESTOWN



**PARCEL R-96
(136-142 HIGH STREET)**



First Trade Union Savings Bank, FSB

Created by and for working people.™

WESLEY K. BLAIR, III

Vice President

Sr. Commercial Loan Officer

October 7, 1988

Mark Stahley
William Cotter
Stahley Corporation
43 Wendover Street
Dorchester, MA 02125

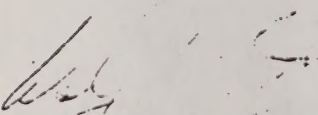
RE: 136-142 High Street
Charlestown, MA

Gentlemen:

This letter will serve to extend our commitment dated March 11, 1988 for renovation of the above referenced project. Please be advised that the Bank extends its commitments until December 1, 1988, all other terms and conditions remaining unchanged. Borrower & Guarantors agree to provide Bank with updated financial statements indicating no adverse change in their financial condition since the commitment was originally issued.

As always, it is a pleasure to be working with you. The East Boston project appears to be moving along well. We are anxious to get started in Charlestown, so don't hesitate to call if I can be of assistance.

Best regards,



Wesley K. Blair, III

WKB:tcd

